



Department of Commerce

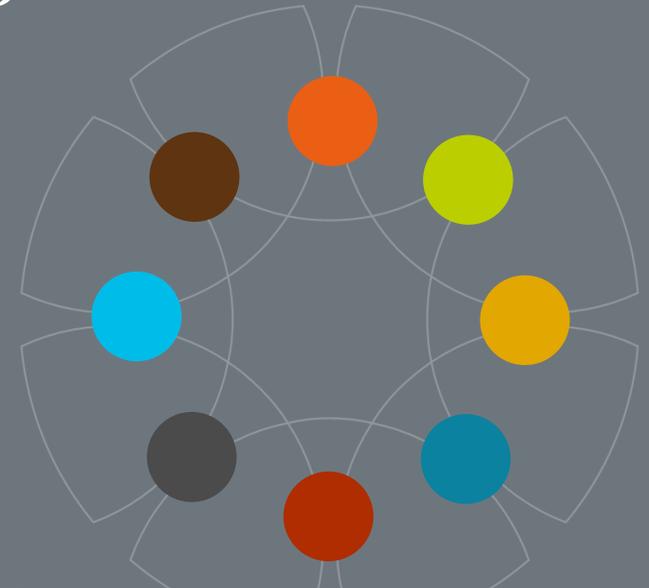
# Building on Success

WHY GREAT PLACES ARE THE FOUNDATION OF  
ECONOMIC VITALITY

---

Dave Andersen, AICP

EASTERN REGIONAL MANAGER  
GROWTH MANAGEMENT SERVICES





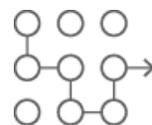
# We strengthen communities

---

The Department of Commerce touches every aspect of community and economic development. We work with local governments, businesses and civic leaders to strengthen communities so all residents may thrive and prosper.



**ENERGY**



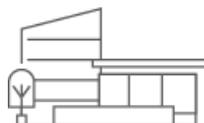
**PLANNING**



**INFRASTRUCTURE**



**BUSINESS ASSISTANCE**



**COMMUNITY FACILITIES**



**HOUSING**



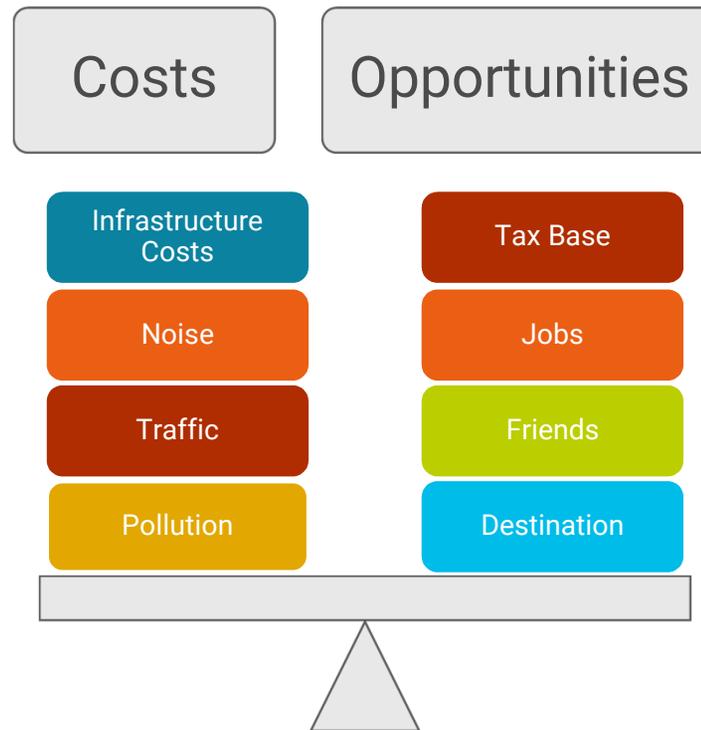
**SAFETY /  
CRIME VICTIMS**

Where does land

value come from?



# Impacts: Every Project Has Them





# Opportunity: Where Cities Come From

*Our findings indicate the fundamental processes behind the emergence of scaling in modern cities have structured human settlement organization throughout human history.*

-Scott Ortman, Department of Anthropology, University of Colorado



# What makes a Great Place?

---



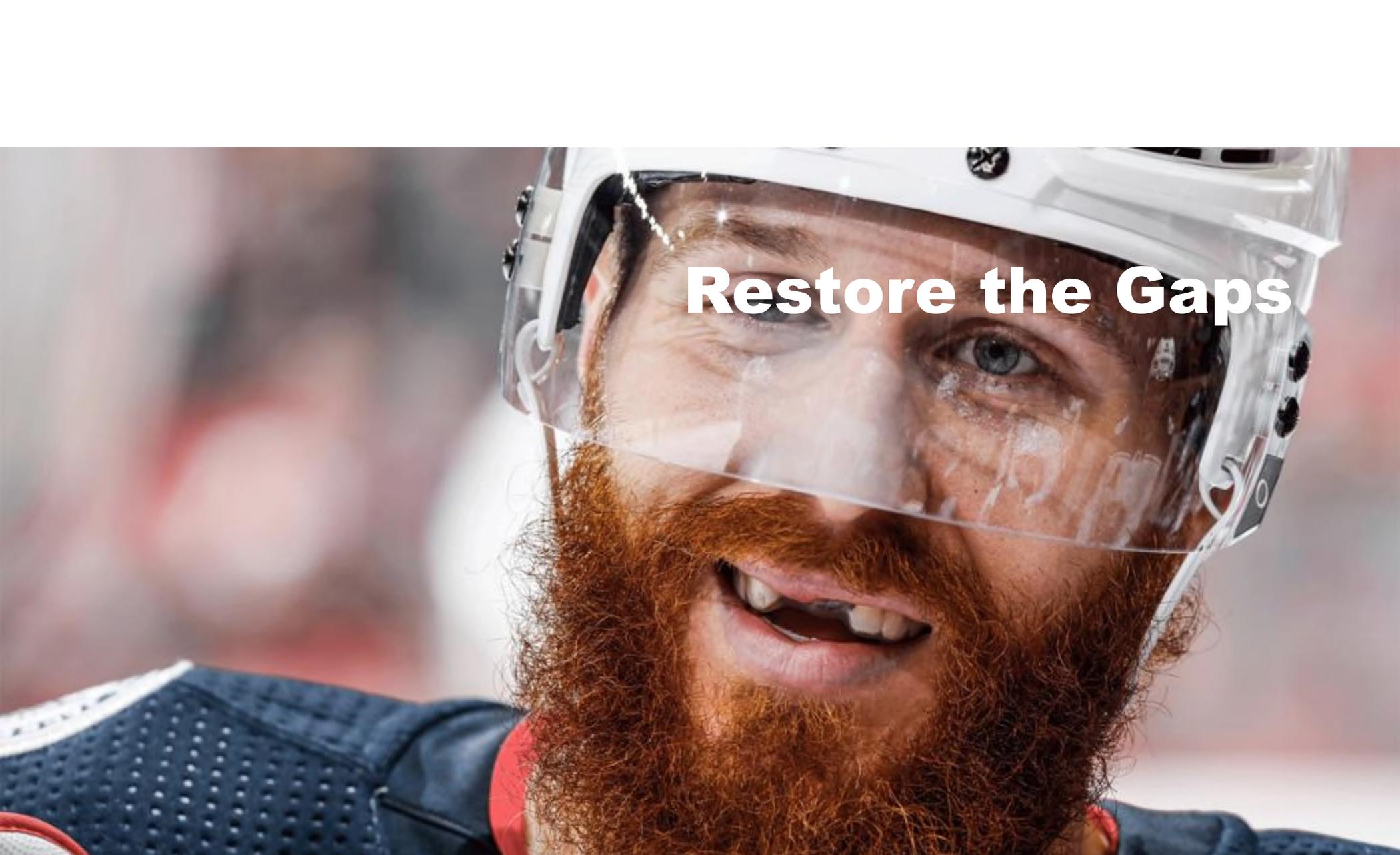
**Intensity: A critical mass of accessible opportunities.**



**Variety: Many different opportunities.**



**Design: It's a place people want to be.**



# Restore the Gaps



# What do we do?

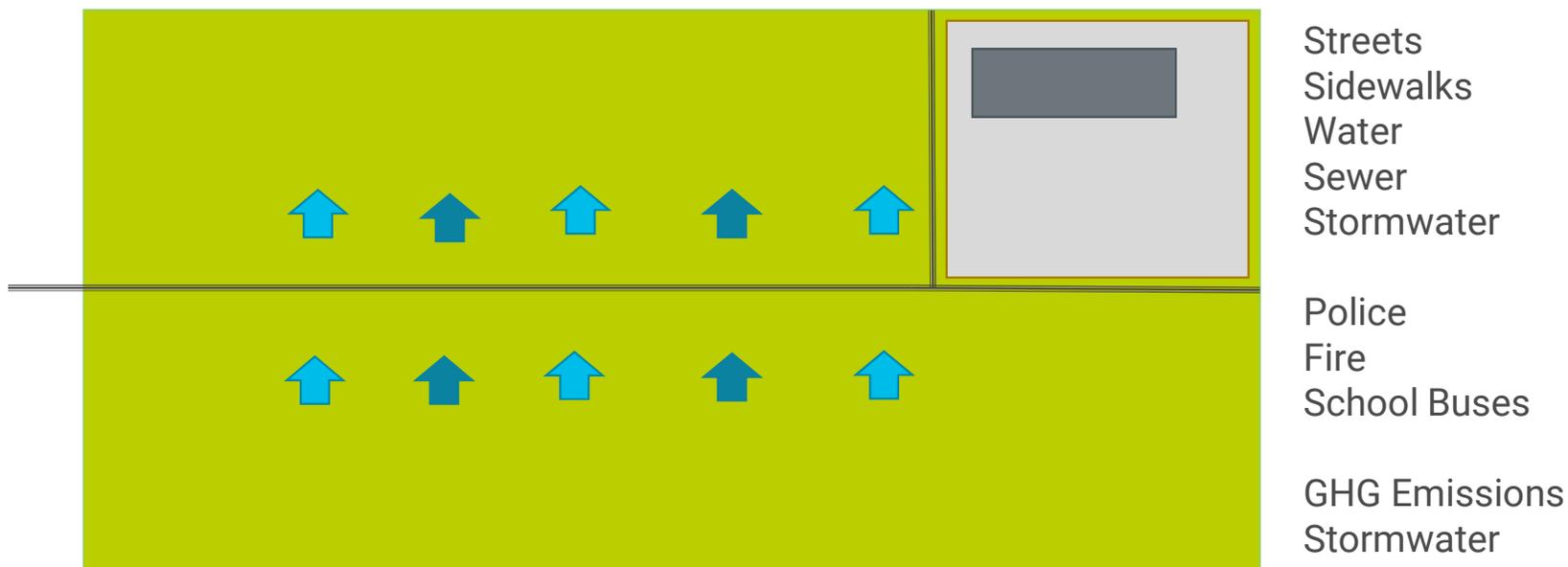
---

- Take the Initiative.
- Form strong partnerships.
- Invest in yourself.
- Take care of your investments.

# Cost: It is a Geometry Problem



# You buy cities by the foot, not the unit.





## What do we do?

---

- 1 Think like an equity partner.
- 2 Know your cost structure & ROI.
- 3 Think spatially.
- 4 Use what you've already built first.



# You are the Incentive

*Photo: Kendall Yards*